

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, AUGUST 11, 1980 AT 7:45 P.M. IN THE COUNCIL CHAMBERS

PRESENT:

MAYOR: John L. Richter
DEPUTY MAYOR: Dan Benoit
COUNCILLOR: Con Carter
COUNCILLOR: Ron Rice
MUNICIPAL ADMINISTRATOR: Pam Whitnack
BEISEKER CHAMBER OF COMMERCE: Leroy Whitnack

CALL TO ORDER

The meeting was called to order at 7:45P.M. by Mayor Richter

CONFIRMATION OF MINUTES

Mayor Richter moved the minutes of the July 28, 1980 regular meeting be confirmed as circulated.
Carried.

ADOPTION OF BANK RECONCILIATIONS

Mayor Richter moved the July 1980 bank reconciliations for the Village general account, Public Reserve Trust Fund, NIP account and RRAP accounts be adopted as circulated.
Carried.

BUSINESS ARISING FROM MINUTES

(a) Public Works Items:

- (i) fifth avenue and approaches should be graded
- (ii) more gravel should be placed on second avenue north of the school
- (iii) after the culverts are installed along first avenue the ditch should be trimmed and levelled.
- (iv) weeds should be cut along fourth avenue from sixth street to eighth street.
- (v) problems have been encountered with the construction company that did the demolition of the elevator for Cargill Grain. In the future a bond will be required to ensure proper clean-up. A complaint will be made to the Cargill Grain head office in Winnipeg
- (vi) the solid waste transfer station is still not operational.

(b) Industrial Park

The need for repairs to the drainage along fifth avenue have been discussed by Mayor Richter and Peter Mulyk of Mercon Engineering. These items will be completed within the 2-year maintenance period.

Mayor Richter moved that the Construction Completion Certificate for the A.H.C. Industrial Park be accepted and signed.
Carried.

(c) North Road Project

Mr. Horne, of Alberta Transportation in Edmonton has verbally indicated that Deputy Minister approval of the North Road Project is expected very soon and construction is still planned for fall of 1980. The Calgary Power customer contribution estimate does not expire until October 1980.

JAR

BUSINESS ARISING
FROM MINUTES

(d) Emil Berreth Subdivision

Following receipt of a legal survey estimate in the amount of \$2,700, other alternatives to solving the problem were investigated. The need for the legal survey was because the section of street to be closed at the north east corner of Mr. Berreth's property was to be incorporated into his subdivision.

Councillor Rice moved that the following procedure be followed with regard to the Emil Berreth subdivision.

- (1) comments of Alberta Transportation district and regional offices be requested.
- (2) if their comments are favourable or there are no objections a street closure bylaw should be initiated.
- (3) once title to the closed street portion is received by the Village, an encroachment agreement be negotiated between Mr. Emil Berreth and the Village of Beiseker to allow his apartment building to extend into this closed street.
- (4) an encroachment agreement be negotiated between Mr. Emil Berreth and the Village of Beiseker to allow the Village lift station and forcemain to extend onto Mr. Berreth's property.

Carried.

(e) 1980 School Graduation

Mr. Norman Schmaltz, school trustee, wishes to thank Council for their kind comments concerning the 1980 Graduation.

(f) Campground

New tables will be permanently placed in the campground when Councillor Courtman returns from holidays.

(g) Community Schools

No reply has yet been received from our request for more information on the community school concept.

(h) Playground Equipment

No reply has been received from the manufacturer of the new swings on which a child was injured in Centennial Park.

(i) Three Hills Recreation Buttons

Mayor Richter mentioned that he had been contacted by Roy Archibald concerning our refusal to assist funding of the East Central Alberta Summer Games by selling of buttons. Further discussion was tabled until the next regular meeting when Councillor Courtman will be present

JER

CORRESPONDENCE

(a) July 24, 1980 Barbara Clubb, Library Services
Re: Marigold Proposal
for Council's information

(b) July 31, 1980 Beiseker Level Land Seventh Day
Adventist Church
Re: Rental of Memorial Hall

Deputy Mayor Benoit moved that this letter be referred
to the Beiseker Hall Board for decision and that the
Board be made aware that a 50% reduction was granted
in 1979.
Carried.

(c) July 30, 1980 Canadian Association of Housing and
Renewal Officials
Re: Possible Membership

Council did not wish to join this association.

NEW BUSINESS

(a) Councillor's Reports

Rice: No Report
Carter: No Report
Benoit: No Report
Richter: - Mr. Brownridge of Alberta Transportation
will be in the Village Thursday, August 14,
1980 to review site for the airport. The
administrator is to determine the time of
his visit so that the Mayor and Deputy
Mayor can also visit the proposed sites.
- Material will be available at the Village
Office for those who wish to join the
Calgary Olympic Development Association.

(b) Water/Sewer Service Connection - K. Ternowetsky

Mr. Ternowetsky has submitted an alternate plan for
installation of water/sewer service lines to his pro-
posed duplex at Lot 15 Block 11 Plan 8992CH.

Mayor Richter moved that Mr. Ternowetsky be required
to install separate water and sewer service connections
as required by the conditions of approval of his deve-
lopment permit.
Carried.

(c) Well #7

Problems have been encountered in negotiating the pur-
chase of the well site from Mr. William Schwengler. He
has indicated that he would expect \$75,000 for the well
site.

Deputy Mayor Benoit moved that Mr. B. L. Gurevitch be
asked to provide a legal opinion on the agreement
signed between Alberta Environment and Mr. Schwengler
before the well was drilled. The procedure of possible
expropriation should also be investigated.
Carried.

JFR

NEW BUSINESS

(d) Goodman Subdivision

Mayor Richter moved that the situation concerning completion of the Goodman Subdivision be discussed with Mr. Gurevitch and that Mr. Goodman be advised that he should be taking steps to complete the deficiencies Carried.

(e) Recreation

Discussion concerning the Master Plan grant application was tabled until the next regular meeting when Councillor Courtman will be present.

Mayor Richter moved a letter be written to the Arena Management Board again requesting payment of their outstanding insurance invoice since it is unfair to other organizations who have already reimbursed the Village. Carried.

(f) Tax Adjustments

A dispute has arisen between A.H.C. and St. Mary's Parish regarding a tax adjustment for the property which the church is leasing the A.H.C. for the Senior Citizens apartments.

Councillor Carter moved that since the assessment was not appealed at the beginning of 1980, the tax levy will not be adjusted by the Village of Beiseker. Carried.

(g) Fifth Avenue Water/Sewer

Mayor Richter moved that the property owners along fifth avenue be contacted to see if they have made a decision concerning connection to the water/sewer lines. Carried.

(h) Community Bus Insurance

Councillor Carter moved that the Village pay the insurance on the community buses with the condition that the Community Bus committee reimburse the Village for one-half the insurance immediately and the remaining amount in six months. Carried.

(i) C.P.R. Station

A letter has been received from W.J. Bain requesting that Council consider selling him the C.P.R. Station building. He plans to restore and renovate the building for use as a dining lounge and cabaret.

Councillor Rice moved that Mr. Bain be advised that

- (a) Council is very interested in his proposal
- (b) he is encouraged to make application for a development permit and do further investigation of the feasibility of this venture.
- (c) the Village will be happy to provide assistance and information if required.

Carried.

JSP

NEW BUSINESS

(j) Pioneer Acres Antique Plowmen

Deputy Mayor Benoit moved that the Village contact the Pioneer Acres Association to express an interest in their group and see what they would require for land to set up their permanent display.
 Carried.

ACCOUNTS FOR APPROVAL

Councillor Carter moved the following list of accounts be approved for payment.
 Carried.

| | | | |
|------|---|----------------|----------|
| 2568 | Mary Straub - Wages | | \$184.68 |
| 2569 | Lianne Enderton - Wages | | 504.00 |
| 2570 | Shelley Oszust - Wages | | 292.68 |
| 2571 | Michael Otterson - Wages | | 302.91 |
| 2572 | John Richter - Meetings | | 60.38 |
| 2573 | Dan Benoit - Meetings | | 20.38 |
| 2574 | Con Carter - Meetings | | 60.38 |
| 2575 | Ray Courtman - Meetings | | 60.38 |
| 2576 | Ron Rice - Meetings | | 40.38 |
| 2592 | Petty Cash - Postage \$33.97 | Freight \$2.75 | 36.72 |
| 2593 | Local Authorities Board - Annexation | | |
| | Application fee | | 125.00 |
| 2594 | M.D. of Rocky View - Assessment Information | | 5.00 |
| 2595 | Hagels Hardware - cleaning supplies \$5.51 | | |
| | Supplies | 9.83 | |
| | Street oiling | 32.33 | |
| | Blades | 11.90 | |
| | Lift Station | 4.05 | |
| | Supplies | 8.18 | |
| | Main Street Main. | 18.91 | |
| | Summer Rec. | 4.47 | |
| | Water repairs | 4.72 | 99.00 |
| 2596 | Irricanada Holdings Ltd. Advertising | | 212.68 |
| 2597 | Conrad Bloomenthal - Legal Action | | |
| | against Cangas - legal fees | | 9,702.64 |
| 2598 | Alberta association of Municipal | | |
| | Districts & Counties | | |
| | - parts for grader | | 81.00 |
| 2599 | Canadian Linen Supply - Shop linens | | 40.34 |
| 2600 | Metro-Calgary and Rural General Hospital | | |
| | District No. 93 - 1980 requisition | | 32.18 |
| 2601 | Calgary Power - street lighting | | 865.98 |
| 2602 | Alberta Association of Municipal Districts | | |
| | & Counties - 3 minute binders | | 40.75 |
| 2603 | Beiseker Grocery - Coffee supplies \$5.57 | | |
| | - Janitorial supplies | \$12.99 | |
| | - Hall Supplies | 3.22 | |
| | - Summer Fun | 61.05 | |
| | - Play-School | 1.10 | 83.93 |
| 2604 | Beiseker Motors Ltd. - Flag | \$12.50 | |
| | - Tractor repairs | 80.99 | |
| | - Truck gas | 16.93 | |
| | - Mower - gas | 15.99 | 126.08 |
| 2605 | Butterfield & Son - grader repairs | | 151.00 |
| 2606 | Hi-Way Sales & Service | | |
| | - tire repair for truck \$ 6.00 | | |
| | - gas for truck | 12.75 | 18.75 |
| 2607 | Hagel's Sharp Shop - small equip. repairs | | 7.50 |
| 2608 | Calgary Regional Planning Commission | | |
| | - promotional brochure | | 272.61 |
| 2609 | Receiver General - U.I.C. \$265.26 | | |
| | C.P.P. 286.56 | | |
| | I.T. \$1,048.40 | | 1,600.22 |
| 2610 | A.U.M.A. - Benefit Plan Remittance | | |
| | - Life Ins. \$ 68.78 | | |
| | - Health | 63.00 | |
| | - Dental | 238.86 | 370.64 |

JSP

ACCOUNTS FOR APPROVAL

| | | |
|------|--|----------|
| 2611 | Workers Compensation Act - Interest Charge | \$ 28.70 |
| 2612 | Ed's Cleaning Supplies - Garbage Bags | 91.80 |
| 2613 | McNair Sand & Gravel Ltd. -gravel | 742.50 |
| 2614 | Faber Gurevitch - land title transfer | 239.50 |
| 2615 | Hussey Seating Company (Canada) Limited - picnic benches - Alberta 75 funds | 1,070.00 |
| 2616 | W.C. Adrian - Three Hills School Division No. 60. - Community Bus Alberta 75 funds | 2,500.00 |
| 2617 | Tom Hagel - Imperial Oil - - diesel for grader | 76.94 |
| 2618 | Green, Flanagan & Mcquire - Insurance Community Buses | 1,048.00 |

Deputy Mayor Benoit moved that the following NIP account be approved for payment.
Carried.

0178 Leroy Roach - Wages July \$1,512.50

ADJOURNMENT

Mayor Richter moved the meeting be adjourned at 8:50 P.M.

John L. Richter
MAYOR

Pamela Whitnack
MUNICIPAL ADMINISTRATOR

*John McLeary
MUNICIPAL INSPECTOR
DMA
AUG. 29/80*

SPECIAL MEETING
WAIVER OF NOTICE

WE, THE UNDERSIGNED, HEREBY WAIVE NOTICE OF A SPECIAL MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER TO BE HELD MONDAY, AUGUST 11, 1980 for the purpose of:

- 1) to hold Public Hearings for comment on
Land Use Amendment Bylaws 80-11, 80-12 and 80-13

MAYOR: John D. Richter

DEPUTY MAYOR: B. Carter

COUNCILLOR: Ronald H. Hines

COUNCILLOR: Daniel E. Barent

COUNCILLOR: _____

MUNICIPAL ADMINISTRATOR: Pamela Whitnack

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, AUGUST 11, 1980 AT 7:00 P.M. IN THE COUNCIL CHAMBERS

PRESENT

MAYOR: John Richter
DEPUTY MAYOR: Dan Benoit
COUNCILLOR: Con Carter
COUNCILLOR: Ron Rice
MUNICIPAL ADMINISTRATOR: Pam Whitnack
CHAMBER OF COMMERCE: Leroy Whitnack
BEISEKER AGRI-SERVICES: Bruce Schmaltz (7:17 - 7:30 P.M.)

CALL TO ORDER

The meeting was called to order by Mayor Richter at 7:15 P.M. Mayor Richter stated that the purpose of the meeting was to hold a Public Hearing pursuant to Section 135 of the Planning Act, 1977.

PUBLIC HEARING

Mayor Richter declared the Public Hearing portion of the meeting open.

BYLAW 80-11

The Secretary stated that the proposed bylaw was a Bylaw to amend Land Use Bylaw 79-15 as follows:

Section 8.3.0. being the Village of Beiseker Land Use Map is amended by redesignating from Railway Industrial District (M-3) to General Commercial District (C-2) and Central Business District (CB) the lands described as:

a portion of the lands contained within Plan CPR RY226 in the NW $\frac{1}{4}$ -12-28-26 W.4M.

The Secretary also stated that

- (i) Bylaw 80-11 was given first reading on July 14, 1980
- (ii) Notice of the hearing in writing was given to the owner of the land (Marathon Realty) and C.R.P.C.
- (iii) Notice of the hearing was advertised in the July 29, 1980 and August 5, 1980 issues of the Five Village Weekly.

Mayor Richter stated the rules of conduct that would be followed for presentations being made at the hearings:

- (i) presentations before the Council shall be brief and to the point;
- (ii) the order for presentations will be as follows:
 - those in support of the proposed Bylaw;
 - those opposed to the proposed Bylaw;
 - any other person deemed to be affected by the Bylaw who wishes to be heard;
 - the development officer;
 - a representative of the Calgary Regional Planning Commission.
- (iii) No rebuttals will be allowed.

gsk

PUBLIC HEARING
(Continued)

BYLAW 80-11 (Continued)

- (iv) The Council shall not allow cross examination of persons giving evidence and it will not be necessary for the persons giving evidence to substantiate his or her qualifications.
- (v) The Council may ask questions of the speakers after each presentation.

Council declares that the Public Hearing portion of the meeting is closed.

Council may discuss the information received and then vote. A tie vote is a negative vote.

No discussion or clarification shall be given once the decision of the Council has been made.

There were no presentations made concerning Bylaw 80-11.

BYLAW 80-12

The Secretary stated that the proposed bylaw was a bylaw to amend Land Use Bylaw 79-15 as follows:

Section 8.3.0, being the Village of Beiseker Land Use Map, is amended by redesignating from Railway Industrial District (M-3) to General Commercial District (C-2) the lands described as:

a portion of the lands contained within CPR RY-226 in the NW $\frac{1}{4}$ -12-28-26 W.4M

The Secretary also stated that:

- (i) Bylaw 80-12 was given first reading on July 14, 1980
- (ii) Notice of the hearing in writing was given to the owner of the land (Marathon Realty), C.R.P.C. and Mr. Bruce Schmaltz of Beiseker Agri-Services because of his interest in the property.
- (iii) Notice of the hearing was advertised in the July 29, 1980 and August 5, 1980 issues of the Five Village Weekly.

Mayor Richter again reviewed the rules of conduct.

There were no presentations in support of the proposed Bylaw 80-12.

Mr. Bruce Schmaltz of Beiseker Agri-Services Ltd. spoke in opposition to the Bylaw. His opposition was based on the following:

Mr. Schmaltz is currently negotiating with Cominco Ltd. to construct a fertilizer blending plant on their lease land immediately south of the land to be redesignated. If he is unable to build on Cominco property, then he plans to construct his plant on the property which Council proposes to redesignate to C-2. Fertilizer plants are not a permitted use in the C-2 district and he would therefore own land which he could not use for his own purposes.

JSK

PUBLIC HEARING
(Continued)

BYLAW 80-12 (Continued)

Mr Schmaltz suggested that the Land Use Bylaw could be amended to allow some C-2 uses in an M-3 district.

The Development Officer stated that the purpose of the redesignation was to provide areas for different types of future commercial development. The parcels proposed to be designated C-2 are quite close to the existing Central Business District and it would seem more appropriate to have General Commercial Land Uses adjacent to the CB district than Railway Industrial Uses.

There were no further comments concerning Bylaw 80-12.

BYLAW 80-13

The Secretary stated that the proposed bylaw was a Bylaw to amend Land Use Bylaw 79-15 as follows:

Section 19.6.1, is deleted in its entirety and is replaced by a new Section 19.6.1 which reads as follows:

19.6.1 Height of Buildings: 46m (150.92 feet).

The Secretary also stated that

- (i) Bylaw 80-13 was given first reading on July 14, 1980.
- (ii) Notice of the hearing in writing was given to the owner of the land (Marathon Realty) and C.R.P.C.
- (iii) Notice of the hearing was advertised in the July 29, 1980 and August 5, 1980 issues of the Five Village Weekly.

Mayor Richter again reviewed the rules of conduct.

There were no presentations in support of or opposition to the proposed Bylaw.

The Development Officer indicated the reason for the proposed change was that previously, the only buildings which could be over 40 feet in height were grain elevators or seed cleaning plants. This proposed change makes the Land Use Bylaw less restrictive and reduces the possibility of development permit refusals due to height restrictions.

There were no further questions or comments concerning Bylaw 80-13.

Mayor Richter declared the Public Hearing portion of the meeting closed.

Mr. Bruce Schmaltz left the meeting at 7:30 P.M.

jsk

DECISIONS

BYLAW 80-11

Councillor Carter moved second reading of Bylaw 80-11.
Carried.
Deputy Mayor Benoit moved third reading of Bylaw 80-11.
Carried.

BYLAW 80-12

Council discussed Mr. Schmaltz's objection to Bylaw 80-12.
Concern was expressed over the possibility that some of
the possible uses of an M-3 district could be constructed
adjacent to main street and the CB district if the land is
not redesignated.

Mayor Richter moved that proposed Bylaw 80-12 be amended
as follows:

- the most northerly lot of the proposed subdivision
to be redesignated as C-2 district and the remaining
property to remain as M-3 district as indicated on the
revised Schedule 'A' to Bylaw 80-12.

Carried.

Councillor Carter moved second reading be given to Bylaw 80-12
as amended.
Carried.

Councillor Rice moved third reading of Bylaw 80-12 as amended.
Carried.

BYLAW 80-13

Mayor Richter moved second reading be given to Bylaw 80-13.
Carried.

Councillor Carter moved third reading of Bylaw 80-13.
Carried.

ADJOURNMENT

Mayor Richter moved the meeting be adjourned at 7:45 P.M.

John L. Richter
MAYOR

Pamela Whitnack
MUNICIPAL ADMINISTRATOR

*John L. Richter
MUNICIPAL INSPECTOR
DMA
AUG 29/80*

MONTHLY STATEMENT

Month Ending.....July..31.....19.80.

Municipality ofVillage of Beiseker.....

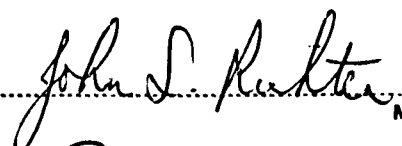
General Account

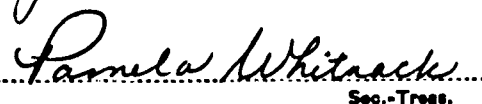
| | General Account | | | | TOTAL |
|--------------------------------------|-----------------|-----------|--|--|-------|
| Net Balance at End of Previous Month | 18,544 | 22 | | | |
| Gen. Acc't | | | | | |
| Term deposit | 85,000 | 00 | | | |
| Receipts for the Month (Less Loans) | 58,464 | 68 | | | |
| Loans Received | | | | | |
| Sub-Total | 162,008 | 90 | | | |
| LESS:— | | | | | |
| Disbursements for the Month | 21,441 | 74 | | | |
| Loans Paid | | | | | |
| Net Balance at End of Month | 140,567 | 16 | | | |
| Balance at End of Month—Bank | 64,153 | 36 | | | |
| Gen. Acc't | | | | | |
| Term deposit | 85,000 | 00 | | | |
| " " " —Treas. Br. | | | | | |
| *Cash on Hand at End of Month | | | | | |
| Sub-Total | 149,153 | 36 | | | |
| Less Outstanding Cheques | 8,586 | 20 | | | |
| Net Balance at End of Month | 55,567 | 16 | | | |
| Gen. Acc't | | | | | |
| Term deposit | 85,000 | 00 | | | |

| OUTSTANDING CHEQUES | | | | | | OUTSTANDING ACCOUNTS PAYABLE | | | |
|---------------------|-----------|------|--------|------|--------|---|--------|------|------------|
| No. | Amount | No. | Amount | No. | Amount | | | | Amount |
| 1766 | 26.93 | | | | | | | | |
| 1804 | 65.00 | 2532 | 18.75 | 2557 | 122.71 | 2572 | 60.38 | 2683 | 410.00 |
| 1805 | 2.08 | 2533 | 26.00 | 2558 | 370.64 | 2573 | 20.38 | 2584 | 43.31 |
| 2474 | 2,143.90 | 2535 | 197.25 | 2560 | 173.80 | 2574 | 60.38 | 2585 | 350.00 |
| 2478 | 20.00 | 2537 | 151.28 | 2561 | 229.54 | 2575 | 60.38 | 2586 | 50.00 |
| 2510 | cancelled | 2547 | 40.14 | 2564 | 501.89 | 2576 | 40.38 | 2587 | 34.21 |
| 2526 | 12.05 | 2548 | 4.95 | 2565 | 10.00 | 2577 | 21.00 | 2588 | 184.74 |
| 2527 | 88.00 | 2550 | 30.00 | 2566 | 10.00 | 2578 | 721.50 | 2589 | 37.65 |
| 2528 | 358.75 | 2551 | 5.00 | 2567 | 10.00 | 2580 | 104.77 | 2590 | 200.00 |
| 2529 | 30.51 | 2553 | 20.86 | 2569 | 217.23 | 2581 | 96.81 | 2591 | 89.10 |
| 2530 | 9.50 | 2554 | 75.47 | 2570 | 292.68 | 2582 | 360.00 | 2592 | 36.72 |
| 2531 | 31.95 | 2556 | 4.72 | 2571 | 302.91 | Estimate of Accounts Payable, not rendered | | | \$8,586.20 |
| TOTAL | | | | | | TOTAL | | | |

This Statement Submitted to Council this.....11th day of.....August.....1980..

Remarks:



 Mayor


 Sec.-Treas.

*Cash on Hand Deposited.....19.....

MONTHLY STATEMENT

Month Ending July 31 1980

Municipality of Village of Beiseker

R.R.A.P.

| | General Account | | | | | | TOTAL |
|--------------------------------------|-----------------|----|--|--|--|--|-------|
| Net Balance at End of Previous Month | 908 | 07 | | | | | |
| Receipts for the Month (Less Loans) | | | | | | | |
| Loans Received | | | | | | | |
| Sub-Total | 908 | 07 | | | | | |
| LESS:— | | | | | | | |
| Disbursements for the Month | | | | | | | |
| Loans Paid | | | | | | | |
| Net Balance at End of Month | 908 | 07 | | | | | |
| Balance at End of Month—Bank | 908 | 07 | | | | | |
| " " " —Treas. Br. | | | | | | | |
| *Cash on Hand at End of Month | | | | | | | |
| Sub-Total | 908 | 07 | | | | | |
| Less Outstanding Cheques | | | | | | | |
| Net Balance at End of Month | 908 | 07 | | | | | |

| OUTSTANDING CHEQUES | | | | | | OUTSTANDING ACCOUNTS PAYABLE | |
|---------------------|--------|-----|--------|-----|--------|------------------------------|--|
| No. | Amount | No. | Amount | No. | Amount | Amount | |
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| TOTAL | | | | | | TOTAL | |

This Statement Submitted to Council this 11th day of August 1980

Remarks:

John D. Richter Mayor
Pamela Whitnack Sec.-Treas.

*Cash on Hand Deposited.....19.....

